

Doc Number: **0830593**

09/16/2013 09:27 AM

OFFICIAL RECORDS

Requested By
VERDUGO TRUSTEE SERVICE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 19.00

Bk: 0913 Pg: 2962



Deputy: ss

Assessor's/Tax ID No. 1219-03-001-029

Recording Requested By:
VERDUGO TRUSTEE SERVICE CORPORATION

When Recorded Return To:
JEFFREY W HIGGINS
DENISE L HIGGINS
226 MOTT CT
GARDNERVILLE, NV 89460-9797

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

CITIMORTGAGE, INC. #:1122199959 "HIGGINS" Lender ID:05633/1712554099 Douglas,
Nevada

MERS #: 100277210006237480 SIS #: 1-888-679-6377

THE UNDERSIGNED DOES HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED
FOR RECORDING DOES NOT CONTAIN PERSONAL INFORMATION ABOUT ANY
PERSON.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. is the present Beneficiary of
that certain Deed of Trust Dated: 10/04/2010 , made by JEFFREY W HIGGINS AND DENISE L
HIGGINS HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
AND NOT AS TENANTS IN COMMON as Trustor, with FIDELITY NATIONAL TITLE
AGENCY OF NEVADA, INC., A NV CORPORATION as Trustee, for the benefit of
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Original Beneficiary, which
said Deed of Trust was recorded 10/11/2010 in the Office of the County Recorder of Douglas
State of Nevada, in Book/Reel/Liber: 1010 Page/Folio: 2030 as Instrument No.: 771982 wherein
said present Beneficiary hereby substitutes CITIBANK, N.A. as Trustee in lieu of the
above-named Trustee under said Deed of Trust.

Property Address: 226 MOTT CT, GARDNERVILLE, NV 89460

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. P.O. BOX 2026, FLINT, MI 48501-2026 as present Beneficiary and CITIBANK, N.A.
14700 CITICORP DRIVE, HAGERSTOWN, MD 21742 as Substituted Trustee, have caused this
instrument to be executed, each in its respective interest;

*A*A9CITM*08/30/2013 01:30:00 AM* CITM01CITM000000000000007584506* NVDOUGL*
1122199959 NVDOUGL_TRUST_SUB * AR*ARCITM*

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 2 of 3

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
On September 11th, 2013

By: W
WALTER H EICHELBERGER,
Assistant Secretary

STATE OF Maryland
COUNTY OF Washington

On this 11th day of September 2013, before me, the undersigned officer personally appeared WALTER H EICHELBERGER, who made acknowledgment on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., who acknowledges himself/herself to be the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a corporation, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assistant Secretary.

WITNESS my hand and official seal,

Chelsea Renea Showe

CHELSEA RENEA SHOWE
Notary Expires: 10/03/2015

Chelsea Renea Showe
Notary Public
Washington Co., MD

(This area for notarial seal)

CITIBANK, N.A. hereby accepts said appointment as Trustee under said Deed of Trust and as Successor Trustee pursuant to the request of said present Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 3 of 3

By CITIBANK, N.A. as Trustee
On September 11th, 2013

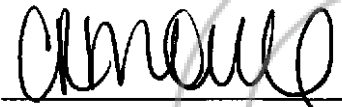


JESSICA ROBERTS , DOCUMENT CONTROL OFFICER

STATE OF Maryland
COUNTY OF Washington

On this 11th day of September 2013, before me, the undersigned officer personally appeared JESSICA ROBERTS, who made acknowledgment on behalf of CITIBANK, N.A., who acknowledges himself/herself to be the DOCUMENT CONTROL OFFICER of CITIBANK, N.A., a corporation, and that he/she as such DOCUMENT CONTROL OFFICER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as DOCUMENT CONTROL OFFICER .

WITNESS my hand and official seal,



CHELSEA RENEA SHOWE
Notary Expires: 10/03/2015

Chelsea Renea Showe
Notary Public
Washington Co., MD

(This area for notarial seal)